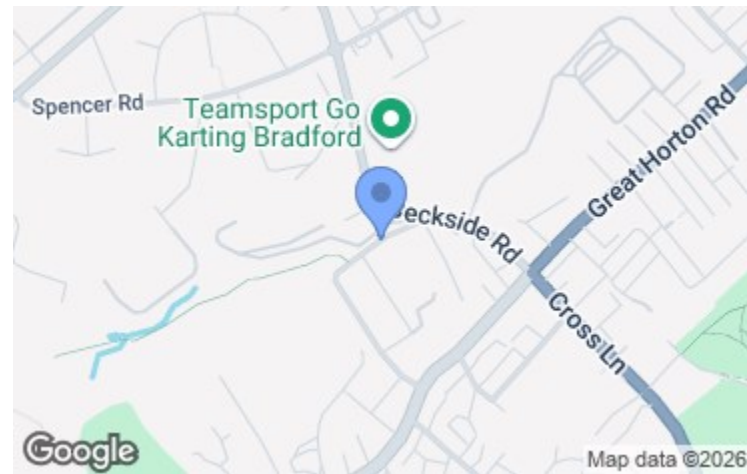


Total floor area: 94.3 sq.m. (1,015 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

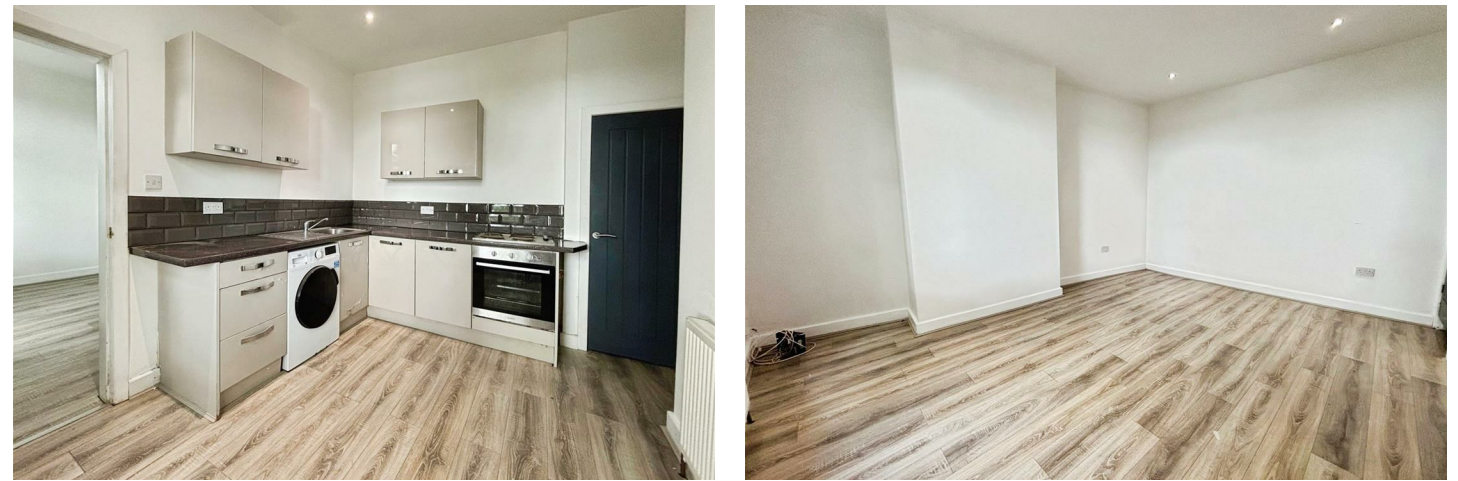


**Viewing arrangements**

Strictly by appointment through WW Estates  
01274 693737  
wibsey@wwestateagents.com

**Directions**

See mapping.



**Westcraef Road, Bradford, West Yorkshire BD7 3EN**

**£150,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Westcroft Road, Bradford, West Yorkshire BD7 3EN



No Onward Chain \*\*\* Three Double Bedrooms  
\*\*\* Modern Kitchen And Bathroom \*\*\* Sought  
After Location Close To Local Shops And  
Amenities. Located in the area of Westcroft  
Road, Bradford, this delightful terrace house  
presents an excellent opportunity for families  
and first-time buyers alike. The property boasts  
three well-proportioned bedrooms, providing  
ample space for relaxation and personalisation.  
The inviting reception room serves as a perfect  
gathering space, ideal for entertaining guests or  
enjoying quiet evenings with loved ones.

Situated in a vibrant community, this property  
benefits from easy access to local amenities,  
schools, and transport links, making it an ideal  
choice for those seeking both convenience and a  
sense of community. The surrounding area is  
known for its friendly neighbourhood vibe,  
providing a perfect backdrop for family life.

With its appealing layout and prime location,  
this terrace house on Westcroft Road is a  
wonderful opportunity to create a home filled  
with cherished memories. Do not miss the

chance to view this property and envision the  
possibilities it holds for you and your family.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

Fixtures & fittings

Rating authority  
Borough Council Tax Band A

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS  
- FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage  
Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold